

SEMINOLE COUNTY GOVERNMENT AGENDA MEMORANDUM

SUBJECT: Hawthorne Acres Minor Plat

DEPARTMENT: Planning and Development **DIVISION:** Development Review

AUTHORIZED BY: Dori DeBord

CONTACT: Brian Walker

EXT: 7337

MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute, the minor plat for Hawthorne Acres located on the north side of Markham Road, west of Orange Blvd., at 6130 Markham Rd. Sanford in Section 36, Township 19 S, Range 29 E - George Hawthorne, applicant.

District 5 Brenda Carey

Brian Walker

BACKGROUND:

The applicant, George Hawthorne, is requesting approval of the minor plat for Hawthorne Acres.

The plat consists of three (3) lots on 3.89 acres more or less and is zoned A-1 which requires a minimum lot size of 43,560 square feet.

The property is located on the north side of Markham Road, west of Orange Blvd. at 6130 Markham Road Sanford in Section 36, Township 19 S, Range 29 E.

The plat meets all applicable requirements of Chapter 35, Section 35.122 of the Seminole County Land Development Code and Chapter 177, Florida Statutes.

STAFF RECOMMENDATION:

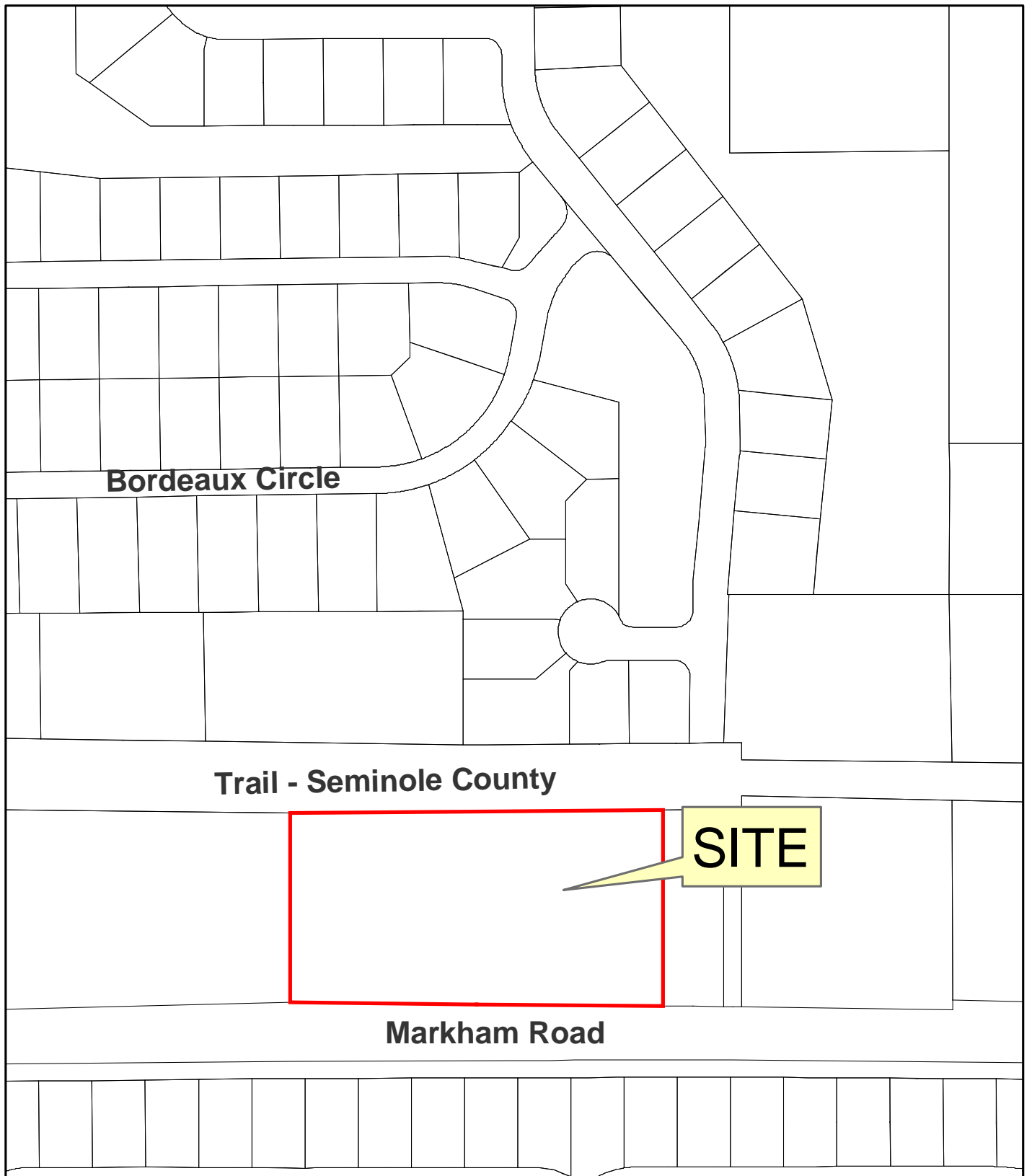
Staff recommends that the Board approve and authorize the Chairman to execute, the minor plat for Hawthorne Acres.

ATTACHMENTS:

1. Hawthorne Acres Area Map
2. Hawthorne Acres Location Map
3. Hawthorne Acres Aerial Map
4. Hawthorne Acres Reduced Size Plat

Additionally Reviewed By:

☒ County Attorney Review (Kathleen Furey-Tran)



Hawthorne Acres Minor Plat

Location Map





Hawthorne Acres Minor Plat

Aerial Map

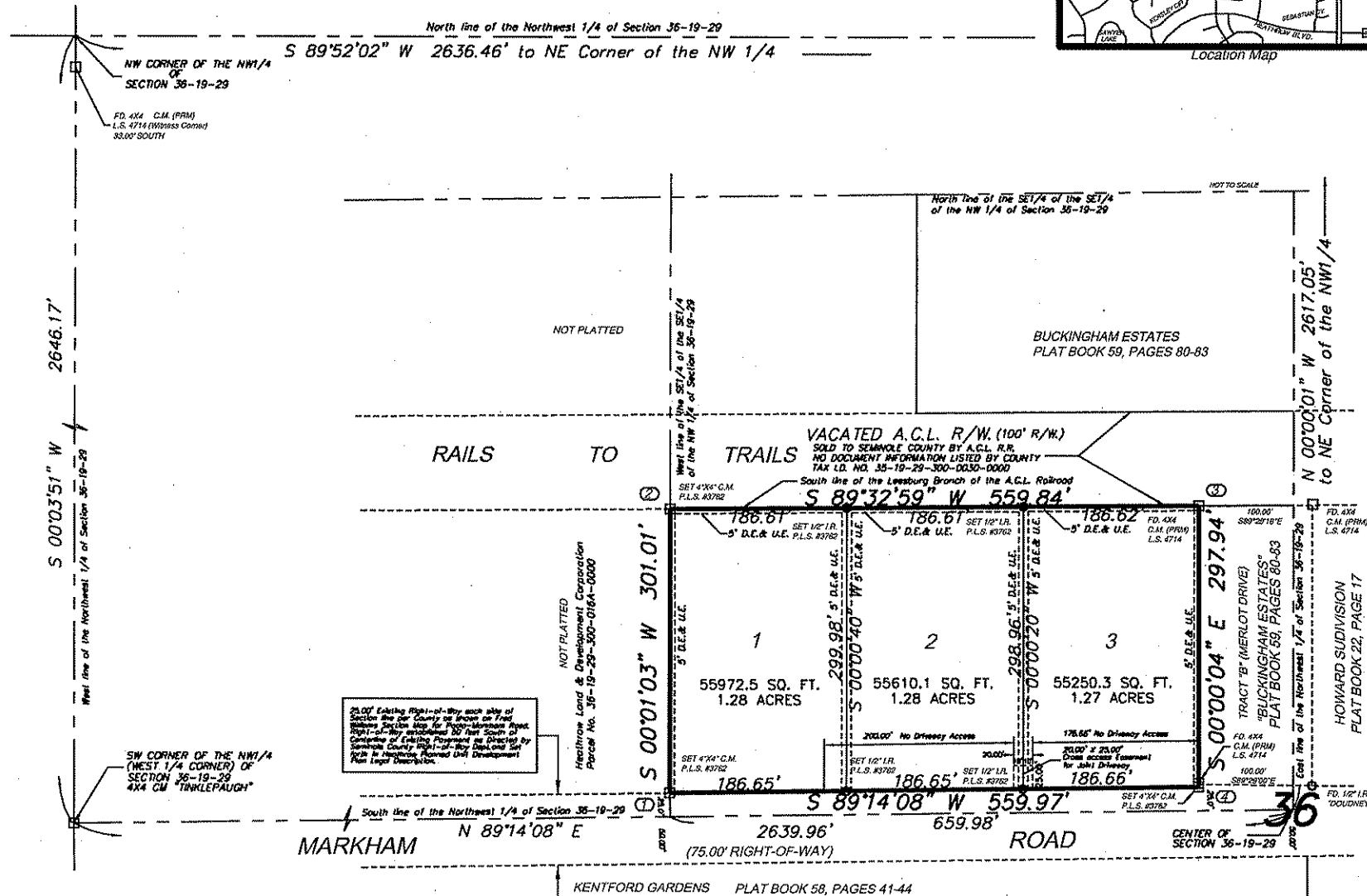


HAWTHORNE ACRES

SECTION 36, TOWNSHIP 19 SOUTH, RANGE 29 EAST
SEMINOLE COUNTY, FLORIDA

LEGAL DESCRIPTION:

That Part of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter, Section 36, Township 19 South, Range 29 East, lying South of Leesburg Branch of A.C.L. Railroad, LESS the Public Right of Way on the South side, and LESS the East 100.00 feet thereof.



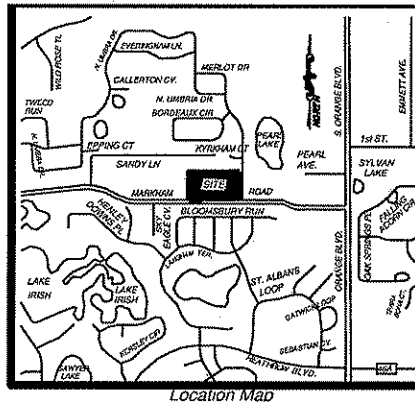
GENERAL NOTES

- UNLESS OTHERWISE NOTED, A STRIP OF LAND 5.00 FEET WIDE ALONG ALL SIDE LOT LINES AND 5.00 FEET ALONG THE REAR OF ALL LOT LINES IS RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE FACILITIES.
- MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:
MINIMUM FRONT YARD SETBACK= 50.00 FEET
MINIMUM REAR YARD SETBACK= 30.00 FEET
MINIMUM SIDE YARD SETBACK= 10.00 FEET
MINIMUM STREET SIDE SETBACK= 50.00 FEET
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 29 EAST AS BEARING NORTH 89°14'08" WEST (AN ASSUMED BEARING).
- MAXIMUM NUMBER OF DRIVEWAYS ALLOWED FOR EACH LOT: 1 (ONE). LOTS 2 & 3 WILL SHARE A COMMON ACCESS DRIVEWAY TO ALLOW FOR 200' MINIMUM SPACING BETWEEN DRIVEWAYS.
- PURSUANT TO CHAPTER 177.091(2)(b), ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THE ABOVE SHALL NOT APPLY TO ANY PRIVATE EASEMENTS, IF ANY, GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. CABLE TELEVISION SERVICES CONSTRUCTION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- STATE PLANE COORDINATES SHOWN HEREON ARE BASED UPON SEMINOLE COUNTY CONTROL MONUMENTS 0268/WILSON AND 0269/WATSON.

LEGEND

- | | |
|---|--------------------------------------|
| SET 1/2" IRON ROD
CAP NO. 3762 | C CENTERLINE |
| SET 4X4 CONCRETE
MONUMENT P.L.S. #3762
(P.R.M.) PERMANENT
REFERENCE MONUMENT
IN ACCORDANCE WITH
CHAPTER 177.091
FLORIDA STATUTES. | R/W RIGHT-OF-WAY |
| NAIL AND DISC
P.L.S. NO. 3762
(P.C.P.) PERMANENT
CONTROL POINT TO
BE SET IN ACCORDANCE
WITH CHAPTER 177.091
FLORIDA STATUTES. | LB LICENSED BUSINESS |
| STATE PLANE COORDINATE
TABLE REFERENCE NO. | P.L.S. PROFESSIONAL LAND
SURVEYOR |
| | P.C. POINT OF CURVATURE |
| | P.T. POINT OF TANGENCY |
| | P.I. POINT OF INTERSECTION |
| | U.E. UTILITY EASEMENT |
| | D.E. DRAINAGE EASEMENT |
| | CCR CERTIFIED CORNER RECORD |

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



Location Map

GRAPHIC SCALE



BOUNDARY STATE PLANE

COORDINATES

POINT NO.	NORTHING(Y)	EASTING(X)
①	1621194.843	537474.625
②	1621495.738	537475.590
③	1621498.515	538035.425
④	1621200.581	538034.567

SHEET NO. 1 OF 1

Cadastral Mapping Services, Inc.
CENTRAL FLORIDA
SURVEYING AND
MAPPING DIVISION
LB #7543
830 EYRIE DRIVE
SUITE 6C
OWIEDO, FLORIDA 32765
(407) 368-8531
Fax (407) 368-2505
TOLL FREE: 1-888-639-1627

Plat Book ____ Page ____

HAWTHORNE ACRES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, George O. Hawthorne, Jr., and Moe A. Hawthorne being the owner in fee simple of the lands described in the foregoing plat entitled "HAWTHORNE ACRES" do hereby dedicate said lands and plot for the uses and purposes therein expressed and dedicate the Easements shown hereon to the perpetual use of the Public.

IN WITNESS WHEREOF, We set our hands and seals on this ____ day of _____ A.D., 2007.

Signed _____
BY: _____ TITLE _____

Signed _____
BY: _____ TITLE _____

Signed, sealed and delivered in the presence of:

Witness _____

Witness _____

ACKNOWLEDGMENT:

STATE OF FLORIDA, COUNTY OF SEMINOLE
I hereby certify that on this day appeared before me, and officer duly authorized to take acknowledgments, _____ and _____, known to me to be the persons described in and who executed the foregoing dedication and that they executed the same for the purposes therein expressed as their free and voluntary act.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

NOTARY PUBLIC

My commission expires _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes; and that said land is located in Seminole County, Florida.

Dated: _____ Signed: _____
Registration Number 3762 Carl M. Smith, P.L.S.
830 Eyrie Drive, Suite 6C
OWIEDO, FLORIDA 32765

CERTIFICATE OF APPROVAL

COUNTY SURVEYOR

I have reviewed this plat and found it to be in conformity with Chapter 177.08(1) Florida Statutes.

Dated: _____
Steve L. Wessels, P.L.S.
Florida Registration No. 4589
County Surveyor for Seminole County, Florida.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on _____, 2007
the foregoing plat was approved by the Board of County
Commissioners of Seminole County, Florida

Chairman of the Board

Attest: _____
Clerk of the Board

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY That I have examined the foregoing plat and find that it complies in form with the requirements of Chapter 177, Florida Statutes, and was filed for record on _____

_____, at _____ File No.: _____

By: _____
Clerk of the Circuit Court
in and for Seminole County, Florida